



CITY OF KIRKLAND

Department of Public Works

123 Fifth Avenue, Kirkland, WA 98033 425.587.3800

www.kirklandwa.gov

MEMORANDUM

To: Planning Department

From: Thang Nguyen, Transportation Engineer

Date: May 20, 2015

Subject: MacDonald Estates Plat Traffic Concurrency Test Notice, Tran15-00820.

The purpose of this memo is to inform you that the proposed MacDonald Estates Plat residential development has passed traffic concurrency.

Project Description

The applicant proposed to replace the one existing single-family house with 16 single-family houses. One driveway off 72nd Avenue NE will project access to the project site. The project is located at 12702 72nd Avenue NE. The proposed project is anticipated to be completely built and occupied by the end of 2017. The project is forecasted to generate 183 net new daily trips, 19 net new PM peak hour trips and 20 net new AM peak hour trips.

This memo will serve as the concurrency test notice for the proposed project. Per *Section 25.10.020 Procedures* of the KMC (Kirkland Municipal Code), this Concurrency Test Notice will expire in one year (May 20, 2016) unless a development permit and certificate of concurrency are issued or an extension is granted.

EXPIRATION

The concurrency test notice shall expire and a new concurrency test application is required unless:

1. A complete SEPA checklist, traffic impact analysis and all required documentation are submitted to the City within 90 calendar days of the concurrency test notice (August 19, 2015).
2. A Certificate of Concurrency is issued or an extension is requested and granted by the Public Works Department within one year of issuance of the concurrency test notice. (A Certificate of Concurrency is issued at the same time a development permit or building permit is issued if the applicant holds a valid concurrency test notice.)
3. A Certificate of Concurrency shall expire six years from the date of issuance of the concurrency test notice unless all building permits are issued for buildings approved under the concurrency test notice.

APPEALS

The concurrency test notice may be appealed by the public or agency with jurisdiction. The concurrency test notice is subject to an appeal until the SEPA review process is complete and the appeal deadline has passed. Concurrency appeals are heard before the Hearing Examiner along with any applicable SEPA appeal. For more information, refer to the Kirkland Municipal Code, Title 25. If you have any questions, please call me at x3869.

cc: Vincent J. Gaglia, TraffEx
John Burkhalter, Senior Development Engineer